

## **Chapter 24**

### **SIGNS**

#### **24.01 PURPOSE**

The purpose of this Chapter is to promote and protect the public health, welfare, and safety by regulating existing and proposed signs. It is intended to create a more attractive economic and business climate, enhance and protect the physical appearance of the community, provide a more enjoyable and pleasing community, and to permit and regulate signs in such a way as to support and complement land use objectives set forth in the purpose of this Zoning Resolution.

#### **24.02 APPLICABILITY - EFFECT**

A sign may be erected, placed, established, painted, created, or maintained in the Township only in conformance with the standards, procedures, exemptions, and other requirements of this Zoning Resolution.

The effect of this Zoning Resolution, as more specifically set forth herein, is:

- A. To allow for appropriate sign uses;
- B. To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Zoning Resolution, but without a requirement for permits; and
- C. To provide for the enforcement of the provisions of this Zoning Resolution.

#### **24.03 SIGNAGE DEFINITIONS**

**ABANDONED SIGN:** A sign which no longer identifies or advertises a bona fide business, lessee, service, owner, product, or activity, and /or for which no legal owner can be found.

**ANIMATED SIGN:** Any sign that uses movement or change of lighting to depict action or create a special effect or scene. Excluded from electronic message sign. This type of sign is prohibited.

**BANNER:** Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National, state or township flags shall not be considered banners. All banners shall be considered temporary signage.

**BEACON:** Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move. This type of sign is prohibited.

**BILLBOARD:** A sign which directs attention to a business, use, service, activity, commodity, or profession which is not conducted, sold, or offered upon the same lot where such sign is located.

**BUILDING MARKER:** Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or similar permanent material.

**BULLETIN BOARD SIGN:** Any sign or structure located on the property of a public, institutional, religious or charitable organization which is used to identify the name of the institution or organization and to announce their activities.

**CANOPY SIGN:** Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

**CHANGEABLE COPY SIGN:** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a “time and temperature” portion of a sign and not a changeable copy sign for the purpose of this Zoning Resolution.

**CLEARVIEW ZONE:** A triangular area of clear vision free of any obstructions where two driveways, alleys and/or streets intersect. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of three (3) feet and eight (8) feet above the grade of the driveway, alley and/or street included within this triangular area as defined in this Chapter.

**COMMERCIAL MESSAGE:** Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, produce service or other commercial activity.

**CONSTRUCTION SIGN:** A sign representing a construction company on the site of a project. This includes signs representing plumbers, electricians, carpenters, heavy equipment or other companies in the construction or restoring business, on any property where their services are being rendered.

**DEVELOPMENT SIGN:** A sign which, by symbol or name, identifies a subdivision or residential development, a shopping center, or retail development.

**DIRECTIONAL OR INFORMATIONAL SIGN:** Any sign which serves solely to provide special information such as direction, entrance/exit, parking, and which does not include business names, brand names or information regarding product lines or service.

**MULTI-FACED SIGN:** A sign with two or more faces.

**ELECTRONIC MESSAGE BOARD:** Any sign that incorporates the use of lights, neon, liquid crystal display, TV screen, or other lighting devices that displays a message or pattern to be viewed by groups of people.

**ERECT:** To build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs directly upon wall surfaces.

**FACE:** Any visible side of a sign. One sign can have multiple faces.

**FLAG:** Any fabric, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of government, or political subdivision.

**FLASHING SIGN:** Any sign which contains an intermittent or flashing light source, or which includes the illusion of flashing or intermittent light by means of animation or an externally-mounted intermittent light source. This type of sign is prohibited.

**FREE-STANDING SIGN:** A sign which is supported by one or more columns, or other type base, in or upon the ground.

- A. Ground-Mounted, Monument, Free-Standing Sign: Any free-standing sign, other than a pole mounted sign, independently supported by the ground or mounted on a decorative wall or fence.
- B. Pole/Pylon-Mounted Free Standing Sign: A sign mounted on a free standing pole, pylon or other similar support.

**IDENTIFICATION SIGN:** A sign indicating the name and/or address of a building, institution, or person and/or the activity or occupation being identified.

**ILLEGAL SIGN:** A sign which does not meet the requirements of this Resolution and which has not received legal non-conforming status.

**ILLUMINATED SIGN:** A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

**INCIDENTAL SIGN:** A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as “no parking”, “entrance”, “loading only”, “telephone”, a credit card sign, or a sign indicating hours of business or other similar directives.

**INFORMATIONAL SIGN:** See “Directional Sign.”

**MAINTENANCE:** For the purposes of this Chapter, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

**MANSARD SIGN:** See Roof Sign, Integral.

**MARQUEE SIGN:** Any sign attached to, in any manner or made part of a marquee, defined as: Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

**MENU BOARD:** Any sign used to aid a patron in ordering services from a business from the outside.

**NAME PLATE:** Sign used to identify a person’s residence, and/or the name, address and/or title of the owner, renter or lessee of the premises on which the sign is located.

**NONCONFORMING SIGN:** 1) A sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations. 2) A sign which does not conform to the sign requirements but for which a special permit has been issued.

**OCCUPANCY:** The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

**OWNER.** A person recorded as such on official records. For the purposes of this Chapter, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the Zoning Inspector, e.g., a sign leased from a sign company.

**PARAPET:** The extension of a false front or wall above a roofline.

**PENNANT:** Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind. A pennant is a temporary sign.

**POLITICAL SIGN:** A sign which announces the candidacy of a person or slate of persons running for elective office, or a political party or issue.

**PORTABLE SIGN:** Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T- frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

**PROJECTING SIGN:** Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

**PROFESSIONAL SIGN:** A non-advertising sign used to identify an individual's profession or occupation (Engineer, Notary, Doctor, etc.).

**PYLON/POLE SIGN:** Any elevated sign that is supported by one or more poles or pylons placed in or anchored in the ground independent of any other structure.

**REAL ESTATE SIGN, RESIDENTIAL:** Any sign located in a district zoned for residential uses that has the sole purpose of advertising the sale of a lot or home. These are considered temporary signs.

**REAL ESTATE SIGN, COMMERCIAL:** Any sign located in a district zoned for nonresidential uses that has the sole purpose of advertising the sale of a lot or nonresidential building. These are considered temporary signs

**ROOFLINE:** The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

**ROOF SIGN:** Any sign erected and constructed wholly on or above the roof of a building, and supported by the roof structure, and extending vertically above the highest portion of the roof. This type of sign is prohibited.

**ROOF SIGN, INTEGRAL:** Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof. This definition includes signs erected on the mansard area of a roof.

**SEASONAL:** Word used to describe the amount of time to distinguish between the four seasons or holidays associated with certain times of the year associated with holidays.

**SETBACK:** The distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicular to the property line.

**SIGN:** Any single or multifaced fabricated sign including its structure, consisting of any letter, graphic logo, figure, character, mark, point, plane, marquee sign, design, poster, pictorial stroke, stripe line, trademark, reading matter, or illuminating device, constructed, attached, erected, fastened, or manufactured in any manner so as to advertise, promote, identify, or locate any place, subject, person, firm, corporation, public performance, article, or machine whatsoever, and displayed in any manner in view of the general public.

**SIGN STRUCTURE.** Any structure which supports, has supported or is capable of supporting a sign, including decorative cover.

**SUSPENDED SIGN:** A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

**STREAMER.** A ribbon shaped or cord rope which may have pennants and/or banners attached which is stretched or hung between two or more supports.

**SUBDIVISION SIGN.** A free-standing or wall sign identifying a recognized subdivision, condominium, complex, or residential development.

**TEMPORARY SIGN:** Any sign that is used only temporarily and is not permanently mounted.

**WALL SIGN:** Any sign attached to or erected against the wall of a building or structure, and having the exposed face of the sign in a plane parallel to the plane of such wall.

**WINDOW SIGN:** Any sign, pictures, symbols, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

#### **24.04 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS**

No sign shall be permitted in any district except as hereinafter provided.

- A. All signs shall be designed and constructed in conformity to the provisions of Chapter 14 of the Ohio Basic Building Code and the National Electric Code.
- B. A fee in accordance with the schedule of amounts posted in the Zoning Inspector's Office, as established by the Board of Trustees, shall accompany each application for a Zoning Certificate.
- C. All freestanding signs for single tenant businesses shall include the street number. Freestanding signs for multi-tenant buildings shall include the street number if the building has only one number or the number range if tenant spaces are individually numbered. The street number shall be located at the top or at the bottom of the sign face. The numbers shall be of a contrasting color with the background to allow easy identification from the street. The numbers shall have a minimum height of five (5) inches.
- D. Any illuminated sign or lighting device shall:
  - Employ only light emitting a constant intensity, and no sign shall be illuminate by or contain flashing, intermittent, rotating, or moving light or lights.
  - In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
  - No colored lights shall be used in a location or manner in which they might be confused with a traffic control device or vehicular traffic
  - All light emitting from a sign shall be shielded by a translucent covering.
- E. Signs located in Residential zoning districts shall not be internally illuminated. The signs may have external illumination provided the light does not trespass onto adjoining properties or into the public right-of-way.
- F. Electronically Controlled signs:
  - All electronically controlled changeable copy signs shall adhere to the illumination restrictions set forth in 24.04 (D)
  - All electronically controlled changeable copy signs must show the entire message at one time without displaying characters that are scrolling, moving or exhibit the illusion of movement
  - Every electronically controlled changeable copy sign shall have each message appear for no less than two (2) seconds or no more than twenty (20) seconds
  - The height of each character on an electronically controlled changeable copy sign shall not exceed eighteen (18) inches.
- G. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel, or motel marquee.

- H. No sign shall be placed on the roof of any building, except those integral roof signs whose supporting structure is concealed in such a manner that the sign appears to be a continuation of the face of the building.
- I. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided herein.
- J. No sign or signs erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy a total of more than fifty (50) percent of the window surface.
- K. No sign of any classification shall be installed, erected or attached in any form, shape or manner to a fire escape or any door or window giving access to any fire escape or fire exit.
- L. All permanent signs hung or erected and all temporary signs shall bear appropriately the permit number and date installed.
- M. Should any sign be or become abandoned, unsafe or be in danger of falling, the owner thereof or the person maintaining same, shall upon receipt of written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign within three (3) days.
- N. No business shall use, place, or erect temporary or non-permanent signs except as provided elsewhere in this Chapter.
- O. Signs shall not obstruct traffic sight lines, traffic sign signals at railroad grade crossings or other safety signs.
- P. For corner lots or at points of intersection of ingress/egress drives with a street, signs shall be located in such a way as to be able to maintain a Clearview Zone as defined in this Chapter.

#### **24.05 EXEMPTED SIGNS**

Except as otherwise provided, the following signs shall not be subject to the provisions of this Zoning Resolution:

- A. Governmental signs for identification, control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public utility for the purpose of identification and public safety.
- B. Political signs.
- C. Flags, emblems, insignia, and signs of any governmental agency or political subdivision.
- D. Signs within a stadium, theatre, building, arena, or other structure, provided that such signs can be viewed only by persons within such stadium, building, arena, or other structure.

- E. Directional and Informational Signs as provided in Section 24.16.

## **24.06 PROHIBITED SIGNS**

The following types of signs shall not be permitted, erected or maintained in any districts:

- A. Mobile signs on wheels, runners, casters, parked vehicles or other mobile devices or any other temporary or non-permanent sign except as provided in Section 24.18 of this Chapter.
- B. Signs which are painted on or attached to any trees, telephone poles, public benches, or streetlights.
- C. Animated, beacon and Roof signs.
- D. Abandoned signs or any signs which advertise a business or product no longer existing or sold on the premises.
- E. Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of driver, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads.
- F. Any sign or sign structure which in the opinion of the Zoning Inspector is structurally unsafe, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.
- G. Any signs which make use of words such as “Stop”, “Look”, “Danger”, or any other words, phrases, symbols or characters in such manner as to interfere with, mislead or confuse traffic.
- H. Any signs which imitate or resemble official traffic or government signs or signals.

## **24.07 PROHIBITED SIGN LOCATIONS**

Sign locations shall be in accordance with the particular regulations of this Chapter. Under no circumstances shall a sign (other than those exempted by this Chapter) be located in a right-of-way or applied to trees, utility poles supporting structures for street signs and other governmental signs, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary supporting device. Trash receptacles, newspaper vending machines and similar devices may contain the identification of the owner of such device.

## **24.08 REAL ESTATE AND OTHER DIRECTIONAL SIGNS**

- A. Real estate signs displayed at locations other than on the premises offered for sale or rent, except that the following signs may be permitted:

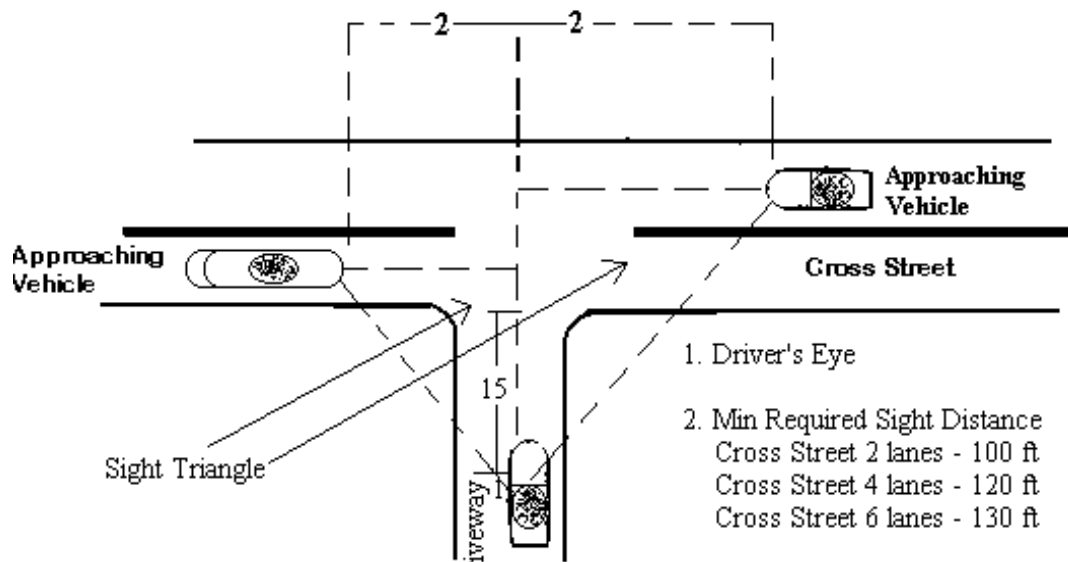
1. **For Sale Directional Signs:** Signs may be used to direct prospective purchasers to houses for sale. Up to four (4) of these directional signs shall be allowed, but they shall not be located more than one (1) mile from the nearest subdivision entrance, shall be a flag type sign (1.5 square feet) surface area, with a maximum of two (2) display surfaces, and shall contain the Real Estate Company's name in accordance with the Ohio Division of Real Estate rules and regulations regarding signage of a Licensed Real Estate Broker, with the sign not exceeding four (4) feet in height from grade or normal ground level at the place of erection. Directional signs shall be placed on property in accordance with setback regulations. Written permission of the owner shall be on file with the Department of Planning and Zoning. No more than one (1) such sign shall be erected at any entrance to a subdivision with homes for sale in the same subdivision and must be removed within seven (7) days after the closing of the home. In any event no more than one (1) directional sign is permitted and multiple signs are prohibited.
2. **Open for Inspection Directional Signs:** Signs may be used to direct prospective purchasers to houses that are for sale and that are open for inspection. Up to four (4) of these open for inspection directional signs shall be allowed, but they shall not be located more than one (1) mile from the nearest subdivision entrance, shall be a flag type sign (1.5 square feet) surface area, with a maximum of two (2) display surfaces, and shall contain the Real Estate Company's name in accordance with the Ohio Division of Real Estate rules and regulations regarding signage of a Licensed Real Estate Broker, with the sign not exceeding four (4) feet in height from grade or normal ground level at the place of erection. Directional signs shall be placed on property in accordance with setback regulations. Written permission of the owner shall be on file with the Department of Planning and Zoning. Said open for inspection directional sign shall not be erected prior than 72 hours before the open for inspection event occurs. The open for inspection directional signs must be removed at the conclusion of the open for inspection event.
3. **Sale of Personal Property Sign.** Signs announcing a garage, yard, porch, or moving sale, or similar events are permitted. Such signs shall be no larger than five (5) square feet, shall have a maximum height of four (4) feet, and shall contain the date of the sale for a time period not greater than four (4) consecutive days. One sign shall be permitted on the premises of the sale and additional signs not to exceed two (2) in number, shall be permitted to be placed at near by intersections, on private property with the written permission of the owner, and shall not be located in a public right-of-way.

## **24.09 CLEARVIEW ZONE**

- A. In order to provide a clear view to the motorist (from the motorist's eye at 3.75 ft. above the ground level) there shall be a triangular area of clear vision free of any obstructions where two driveways, alleys and/or streets intersect. The size and configuration of this area shall be a function of street width as shown below.

- B. On any portion of a site that lies within the clear view zone triangle described and illustrated, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of three (3) feet and eight (8) feet above the grade of the driveway, alley and/or street.
- C. The triangular area shall be formed by a point at the location of the driver's eye, fifteen (15) feet behind the curb or edge of roadway, the approaching vehicle, and the potential point of impact. When the cross street has more than two lanes, sight triangles shall be formed using the vehicle in the lane nearest the centerline approaching from the right and the vehicle nearest the curb approaching from the left.

**Illustration - Clearview Zones**



## 24.10 RESIDENTIAL DISTRICT SIGNS. ( A, R-1, R-2, R-3, R-4, R-PUD Districts)

In a residential district the following signs may be permitted:

- A. Subdivision Signs - Temporary as permitted in Section 24.18 of this Chapter.

B. Subdivision Signs - Permanent: Signs which identify the entrance to a residential development shall be permitted as follows:

1. Each development may have one (1) sign at each major street entrance to the development, but not to exceed two (2) signs per development.
2. Such signs shall be free-standing and ground mounted or part of a decorative wood, brick, stone or masonry wall, or of some similar design compatible with the character of the neighborhood.
3. Each sign shall have a total message area not greater than 25 square feet per side, shall be no more than five (5) feet in height, and shall be set back at least ten (10) feet from any right-of-way line.
4. Such signs shall include only the name of the subdivision or residential development.
5. Such signs may be externally illuminated as long as the light source is shielded in such a way as to prevent glare on public streets or neighboring properties. Such signs shall be effectively landscaped with hardy shrubs and/or evergreen ground cover and maintained in good condition at all times. Provision, including responsibility (and appropriate commensurate funding) for the (perpetual) maintenance of the sign and surrounding land area shall be made to the Township's satisfaction.

D. Institutional Sign. Bulletin boards and signs for a church, school, community, or other public or semi-public institutional building shall be permitted, provided the area of such bulletin board or sign shall not exceed 32 square feet per side and 64 square feet in overall sign area, shall have a maximum height of five (5) feet, and be located not closer than 10 feet to any street right-of-way, provided such sign or bulletin board does not obstruct traffic visibility.

## **24.11 RETAIL DISTRICT SIGNS.**

### **Chapter 24 I. B-1 Neighborhood Business District**

A. Single-Occupancy Buildings: Each building on a single lot shall be permitted the following signage:

1. One (1) freestanding, monument sign not to exceed five (5) feet in height and 30 square feet per face. The sign may have a maximum of two (2) sign faces. A two (2)-foot height bonus can be granted if a two-foot high, landscaped, stone or brick base is provided. The sign must be setback ten (10) feet from the right-of-way and any adjoining property line.
  2. One (1) flat wall sign for each building elevation that faces a public street or the primary drive into a shopping center. The area shall not exceed one (1) square foot of sign area per one (1) linear foot of the building length upon which the sign will be located.
  3. In lieu of a wall sign a bracketed projecting sign will be permitted. The projecting sign shall project from a building wall at an angle of 90 degrees and for a distance of not more than 4 feet. Projecting signs shall have a maximum sign area of 3 square feet per side and 6 square feet overall, and shall be mounted at least 7'-6" over a public sidewalk and 15 feet over any drive.
- B. Multiple-Occupancy Buildings: Each Multi-tenant building shall be permitted the following signage:
1. One (1) freestanding, monument sign not to exceed 7 feet in height and 50 square feet per face. The sign may have a maximum of two (2) sign faces. A two (2)-foot height bonus can be granted if a two-foot high, landscaped, stone or brick base is provided. The sign must be setback ten (10) feet from the right-of-way and any adjoining property line.
  2. One (1) wall sign for first floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed one (1) square foot of sign area per one (1) linear foot of the width of the tenant space. All signage must be placed within one continuous sign band. A comprehensive sign plan is required as specified in Section 24.13 (B).
  3. In lieu of a wall sign, one bracketed projecting sign shall be permitted as specified in Section 24.11 (A) (3) above. A comprehensive sign plan is required as specified in Section 24.13 (B).
  4. One identifying plaque will be permitted for upper level tenants. The width of plaque may not exceed the width of surface of attachment. Maximum sign area allowed shall not exceed three (3) square feet. All plaques shall be placed adjacent to the building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one or more vertical columns with common vertical centerlines. The horizontal centerline of each group must be 5'-0" above the average grade level.

## **II. B-2 General Business District – Buildings less than 25,000 square feet**

- A. Each building or clusters of buildings on a single lot with a total building square footage less than 25,000 square feet shall be permitted the following signage:
1. One (1) freestanding, monument sign not to exceed seven (7) feet in height and 50 square feet per face. The sign may have a maximum of two (2) sign faces. A two (2)-foot height bonus can

be granted if a two-foot high, landscaped, stone or brick base is provided. The sign must be setback ten (10) feet from the right-of-way and any adjoining property line.

2. Single tenant buildings will be permitted wall signage on each building elevation that faces a public street or the primary drive into a shopping center. The total sign area shall not exceed one (1) square foot of sign area per one (1) linear foot of building length upon which the sign will be located. This square footage may be divided into a maximum of two signs on each building elevation facing a public street or primary drive into a shopping center with a maximum of four (4) wall signs per building.
3. In lieu of a wall sign a bracketed projecting sign will be permitted. The projecting sign shall project from a building wall at an angle of 90 degrees and for a distance of not more than 4 feet. Projecting signs shall have a maximum sign area of 3 square feet per side and 6 square feet overall, and shall be mounted at least 7'-6" over a public sidewalk and 15 feet over any drive.
4. One (1) wall sign for first floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed one (1) square foot of sign area per one (1) linear foot of the width of the tenant space. An end cap tenant may have two wall signs. All signage must be placed within one continuous sign band. In lieu of a wall sign, one bracketed projecting sign shall be permitted as specified in Section 24.11 (A) (3) above. A comprehensive sign plan is required as specified in Section 24.13 (B).
5. One identifying plaque will be permitted for upper level tenants. The width of plaque may not exceed the width of surface of attachment. Maximum sign area allowed shall not exceed three (3) square feet. All plaques shall be placed adjacent to the building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one or more vertical columns with common vertical centerlines. The horizontal centerline of each group must be 5'-0" above the average grade level.

## **Chapter 24 B-2 General Business District – Buildings**

### **25,000 – 100,000 square feet**

Each building or clusters of buildings with a total building square footage between 25,001 and 100,000 square feet shall be permitted the following signage:

1. One (1) freestanding, monument sign, per entrance (maximum two (2) entrances), not to exceed eight (8) feet in height and 60 square feet per face or one pole sign not to exceed twenty (20) feet in height and 40 50 square feet per face. The sign may have a maximum of two (2) sign faces. The width of the support of the pole sign must be at least 50% the width of the sign. A two (2)-foot height bonus can be granted if a two-foot high, landscaped, stone or brick base is provided. The sign must be setback ten (10) feet from the right-of-way and any adjoining property line.
2. Single tenant buildings will be permitted wall signage on each building elevation that faces a public street or the primary drive into a shopping center. The total sign area shall not exceed one (1) square foot of sign area per one (1) linear foot of building length upon which the sign will be located. This square footage may be divided into a maximum of two signs on each building elevation facing a

public street or primary drive into a shopping center with a maximum of four (4) wall signs per building.

3. In lieu of a wall sign, a bracketed projecting sign will be permitted. The projecting sign shall project from a building wall at an angle of 90 degrees and for a distance of not more than 4 feet. Projecting signs shall have a maximum sign area of 3 square feet per side and 6 square feet overall, and shall be mounted at least 7'-6" over a public sidewalk and 15 feet over any drive.
4. One (1) wall sign for first floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed one (1) square foot of sign area per one (1) linear foot of the width of the tenant space. An end cap tenant may have two wall signs. All signage must be placed within one continuous sign band. In lieu of a wall sign, one bracketed projecting sign shall be permitted as specified in Section 24.11 (A) (3) above. A comprehensive sign plan is required as specified in Section 24.13 (B).
5. One identifying plaque will be permitted for upper level tenants. The width of plaque may not exceed the width of surface of attachment. Maximum sign area allowed shall not exceed three (3) square feet. All plaques shall be placed adjacent to the building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one or more vertical columns with common vertical centerlines. The horizontal centerline of each group must be 5'-0" above the average grade level.

## **B-2 General Business District – Buildings greater than 100,001 square feet**

Each building or clusters of buildings with a total building square footage greater than 100,001 square feet shall be permitted the following signage:

1. One (1) freestanding, monument sign, per entrance (maximum two (2) entrances), not to exceed eight (8) feet in height and 80 square feet per face or one pole sign not to exceed thirty (30) feet in height and 75 square feet per face. The sign may have a maximum of two (2) sign faces. The width of the support of the pole sign must be at least 50% the width of the sign. A two (2)-foot height bonus can be granted if a two-foot high, landscaped, stone or brick base is provided. The sign must be setback ten (10) feet from the right-of-way and any adjoining property line.
2. Single tenant buildings will be permitted wall signage on each building elevation that faces a public street or the primary drive into a shopping center. The total sign area shall not exceed one (1) square foot of sign area per one (1) linear foot of building length upon which the sign will be located. This square footage may be divided into a maximum of two signs on each building elevation facing a public street or primary drive into a shopping center with a maximum of four (4) wall signs per building.
3. In lieu of a wall sign, a bracketed projecting sign will be permitted. The projecting sign shall project from a building wall at an angle of 90 degrees and for a distance of not more than 4 feet. Projecting signs shall have a maximum sign area of 3 square feet per side and 6 square

feet overall, and shall be mounted at least 7'-6" over a public sidewalk and 15 feet over any drive.

4. One (1) wall sign for first floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed one (1) square foot of sign area per one (1) linear foot of the width of the tenant space. All signage must be placed within one continuous sign band. In lieu of a wall sign, one bracketed projecting sign shall be permitted as specified in Section 24.11 (A) (3) above. A comprehensive sign plan is required as specified in Section 24.13
5. One identifying plaque will be permitted for upper level tenants. The width of plaque may not exceed the width of surface of attachment. Maximum sign area allowed shall not exceed three (3) square feet. All plaques shall be placed adjacent to the building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one or more vertical columns with common vertical centerlines. The horizontal centerline of each group must be 5'-0" above the average grade level.

#### **24.12 OFFICE / PLANNED INDUSTRIAL DISTRICT SIGNS. (IA/IB, O-1, MU Districts)**

A. Single-Occupancy Buildings: In office, and planned industrial districts, each business or office which wholly occupies a building shall be permitted one of the following signs: flat or wall sign, bracketed sign, projecting sign, and one free-standing sign as follows:

1. A wall sign shall not project more than one (1) foot from the building wall to which it is attached and the sign area for a single business or office shall have an area equivalent to one and (1) square foot of sign area for each linear foot of building width, or part of a building occupied by such enterprise. Any business that is located at the intersection of two or more streets that are in the township, county, state or federal highway system shall be permitted one (1) wall sign on each surface of the building facing such streets. If this option is selected the area of any sign shall not exceed one (1) square foot per each linear foot of building width, or part of a building occupied by such enterprise, and shall not exceed a maximum area of seventy-five (75) square feet.
2. A bracketed, projecting sign shall not be attached to and project from a building wall at an angle of 90 degrees for a distance of not more than 4 feet. Projecting signs shall have a maximum overall dimensional sign area of 3 square feet per side and 6 square feet overall, and shall be mounted at least 7'-6" over a public sidewalk and 15 feet over any drive.
3. A free-standing, monument sign not over 5 feet in height, having a maximum total overall dimensional sign area of 30 square feet per side and 60 square feet overall and located not closer than 10 feet to any street right-of-way line.

B. Multiple-Occupancy Buildings: Multiple-occupancy buildings may be permitted:

1. One (1) free-standing monument sign not over 5 feet in height, having a maximum total overall dimensional sign area of 30 square feet per side and 60 square feet overall and located not closer

than 10 feet to any street right-of-way line. There shall be only one (1) free-standing sign per parcel or project. The sign shall identify the building, project name, property and/or address only, and shall bear no individual occupant identification.

2. In addition to the free-standing sign, first floor tenants of a multiple-occupancy building having their own public entrance, shall be allowed one wall sign based on one (1) square foot of sign area per linear foot of contiguous exterior wall or one projecting sign as specified in Section 23.11 (A) (2) above. Sign area must relate to the linear footage of wall on which the sign is to be located.
3. One identifying plaque for upper level tenants or tenants with no contiguous exterior wall and having no street frontage. Width of plaque may not exceed width of surface of attachment. Maximum sign area allowed shall not exceed three (3) square feet. All plaques shall be placed adjacent to building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one or more vertical columns with common vertical centerlines. The horizontal centerline of each group must be 5'-0" above the average grade level.
4. Signs identifying upper story occupants or street level occupants having no street frontage shall comply with the following: One identifying plaque for each occupant having access to premises at point of attachment. Height of plaque may not exceed width of surface of attachment. Maximum area is three (3) square feet.

#### C. Planned Office/Industrial Parks

1. A planned, multiple building, office/industrial park shall be permitted one (1) freestanding monument identifying the name of the office/industrial park at the entrance to the park. The sign shall have a maximum height of 5 feet and a maximum area of fifty (50) square feet.
2. A planned, multiple building, office/industrial park shall be permitted interior directional signage at street intersections. Only one sign per intersection will be permitted. These signs shall have a maximum height of 5 feet and a maximum area of twenty (20) square feet. These signs must be set back a minimum of five (5) from the right-of-way and outside the clearview zone as described in section 24.09.

### **24.13 SITE PLAN REVIEW**

Signage for all new retail, office and light industrial construction is subject to the site plan review regulations in Chapter 26. Signage plans must be submitted as part of the overall development plan for the proposed use. Signage plans must include all information as provided below:

#### **A. Single Occupancy Buildings:**

1. An accurate site plan of the lot at the most appropriate scale showing the location of all freestanding and wall mounted signage.
2. Elevation drawings of all freestanding signage indicating all dimensions.
3. Building elevation drawings showing the placement of all wall signs and indicating all dimensions.
4. A computation of the sign area for each individual sign and a computation of the total sign area of all proposed signs.

**B. Multiple Occupancy Buildings and Shopping Center Developments:**

1. An accurate site plan of the lot at the most appropriate scale showing the location of all freestanding and wall mounted signage.
2. Elevation drawings of all freestanding signage indicating all dimensions.
3. Building Elevation drawings that clearly show the proposed sign band and indicates the approximate location of tenant wall signage.
4. A Comprehensive Sign Plan that provides an accurate description of the type, style, color, and placement of all tenant signage. This plan must be signed by the owners or their authorized agent and must be filed with the Miami Township Department of Planning and Zoning. All applications for zoning certificates for tenant signage must be in compliance with the Comprehensive Signage Plan.

**24.14 MAXIMUM SIGN AREA**

- A. The area of all signs for any single business enterprise shall be limited according to the widths of the building or part of building occupied by the enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area of the sign.
- B. The area of all permanent signs for any single business enterprise may have an area equivalent to 1-1/2 square feet of sign area for each linear foot of width of a building, or part of a building, occupied by the enterprise, but shall not exceed a maximum area of one hundred and twenty (120) square feet.
- C. Where such business enterprise requires secondary entrances to rear or side parking areas, a second wall sign having an area up to 33% of the first authorized sign may be authorized by the Zoning Inspector for the rear or side of the building.
- D. The area of existing signs shall be taken into consideration in the computation of maximum sign areas available under this Chapter.

## **24.15 SIGN MEASUREMENT STANDARDS**

A. Area Measurements: The area of a sign shall be determined as follows: (Exhibit “A”)

1. In the case of freestanding or projecting signs, the sign area consists of the entire surface area of the sign on which copy could be placed including the surrounding frame structure. The supporting structure or bracing of a sign shall not be counted as a part of sign face area, unless such structure or bracing is made a part of the sign’s message by inclusion of a symbol, logo or other three-dimensional figure, in which case the smallest rectangle which can encompass the area of said symbol or figure shall be included as part of the total message area calculations.
2. In the case of a wall sign whose message is fabricated together with the background which borders or frames that message, the sign area shall be the total area of any symbols, figures or logos as described in subsection (1) above.
3. In the case of a wall or facia sign whose message is applied to a background which provides no border or frame, the sign area shall be the area of the smallest combination of rectangles which can encompass all words, letters, figures, emblems, and other elements of the sign message.

B. Height Measurements. The height of a sign shall be determined as follows: (Exhibit ‘A’)

The height of a freestanding sign shall be determined by measuring the vertical distance between the top part of a sign or its structure; whichever is highest, to the elevation of the ground directly beneath the sign. In cases where a sign is located on a man-made berm or similar ground structure, the height shall be measured from the top part of the sign or its structure to the elevation of the edge of street pavement nearest to the sign.

The heights of a projecting sign shall be measured from the bottom of the sign face to the ground below.

The height of a wall sign shall be measured from the finished grade at the building base below the sign. The top of the sign shall be no higher than the maximum permitted building height nor shall it be more than three (3) feet higher than the highest ceiling elevation in the building.

## **24.16 MISCELLANEOUS INCIDENTAL SIGNS.**

- A. Directional and Informational Signs: Parking lot and other private traffic directional signs, such as “Entrance”, “Exit”, “Parking”, “Service”, “Parts”, and the like, each not exceeding four (4) feet in height, four (4) square feet per side in area and located as least ten (10) feet behind the right-of-way line. Such signs are to be limited to guidance of pedestrian or vehicular traffic within the premises on which they are located, and are not to display the name of a product, service, or any other advertising. Such signs may be internally illuminated.

- B. Menu Boards: One (1) free-standing, ground mounted menu board per site is permitted for drive-in windows of fast food restaurants. Such sign shall not exceed twenty (20) square feet in total sign area and five (5) feet in height. Such sign shall be in addition to, not deducted from the allowable sign area for that business.
- C. Incidental Signs: One incidental sign, one (1) sq. ft. in area, indicating hours of operation/credit card information etc. shall be permitted on the entrance door or door recess area to each business establishment.

#### **24.17 OFF-PREMISES SIGNS**

- A. Off-premises signs that have a display area of not more than one hundred (100) square feet may be permitted in B-1, B-2, I or A Agricultural districts. Signs that are designed for displaying two (2) sides of the display area shall not exceed two hundred (200) square feet in total area, provided that both sign surfaces are on the same plane and all parts of the advertising surfaces of both sides are not more than thirty (30) inches apart. No more than two (2) display areas shall be permitted on any such sign. Setback: Off-premises signs that are visible to approaching traffic shall be setback not less than one hundred (100) feet from all road right-of-way lines, except as required by the Ohio Department of Transportation which may require greater setback distances along primary and Interstate highways. Off-premises signs may be increased to a maximum of three hundred (300) square feet per display area, provided that for every two (2) square feet of display area over one hundred (100) square feet, such sign shall be setback at least an additional one (1) foot from any highway or street right-of-way line.
- B. Off-premises signs shall be placed not closer than four hundred (400) feet from any residential or resort district.
- C. Off-premises signs shall be placed not closer than one hundred (100) feet from all other property lines.
- D. Height of any off-premises signs shall not exceed thirty (30) feet in any B-1 and B-2 districts.
- E. In any I and A Agricultural District, the height of an off-premises sign may be increased one (1) foot for every ten (10) feet of additional setback beyond the minimum setback required, up to a maximum height of forty (40) feet.
- F. Spacing: The placement of off-premises signs shall be so as to maintain a spacing distance of eighteen hundred (1,800) feet between signs, along any single road corridor. In the event of intersection streets, roads or highways, off-premises signs shall in no case be spaced closer than nine hundred (900) feet from one another, nor shall any off-premises sign be placed closer than four hundred fifty (450) feet from any free-standing on-premises sign.

#### **24.18 TEMPORARY SIGNS**

A. The following temporary signs are permitted in all districts and do not require a zoning certificate, providing they meet the following requirements:

1. Temporary Real Estate Signs advertising the sale, rental, or lease of the premises on which the sign is located shall be permitted on any property provided:
  - a. No such sign shall exceed twelve (12) square feet in display area per side, except in all residential districts where the display area shall not exceed six (6) square feet per side.
  - b. Signs permitted under this section shall have no more than two (2) sides.
  - c. Such signs may be located only on the property for sale, rental, or lease.
  - d. Not more than one (1) such sign shall be permitted on the subject property.
  - e. All such signs shall be set back a minimum of fifteen (15) feet from any street right-of-way and shall conform to the requirements regarding traffic visibility.
  - f. No such sign shall exceed four (4) feet in height from grade.
  - g. No such sign shall be illuminated in any way.
  - h. Such signs shall not remain longer than ten (10) days following the closing or rental of said property.
  - i. Real estate “open house” signs shall be permitted only when the property is open for inspection and shall be permitted only on the property open for inspection.

B. Temporary signs are permitted in all districts, provided they meet the following requirements: Temporary Signs Permitted In All Districts Requiring a Zoning Certificate. The following signs are permitted provided they meet the following requirements.

1. Construction Signs indicating the name of architects, engineers, contractors and similar persons or firms involved in the design or construction of a structure or project, provided:
  - a. No such sign shall exceed sixty (60) square feet in display area and have a maximum of two (2) display faces, except in all residential districts where the display area shall not exceed six (6) square feet per display face.
  - b. All such signs shall be set back a minimum of ten (10) feet from any road right-of-way and adjoining property line(s) and conform with Section 23.08 regarding Clear view Zone requirements.
  - c. No such signs shall exceed ten (10) feet in height, except in all residential districts above the height shall not exceed four (4) feet from grade.

- d. Such signs shall not be illuminated in any way.
  - e. Such signs may be located only on the subject property and no more than one (1) such sign shall be permitted.
  - f. Such signs may be erected for a period of sixty (60) days prior to construction and extend throughout the construction period. All such signs must be removed upon the issuance of the occupancy permit.
2. Temporary Subdivision Signs. Upon application to the Zoning Inspector, a permit may be issued as a special exception to the terms of this Chapter allowing such a sign, provided that:
- a. The sign shall not be illuminated.
  - b. The sign shall identify the sale or development of a recorded lot subdivision.
  - c. The sign shall be erected only upon the property for sale or being developed.
  - d. The sign shall set back a minimum of ten (10) feet from any street right-of-way or adjoining property line and conform to Section 23.08 regarding Clear view Zone requirements.
  - e. The sign shall not exceed five (5) feet in height, could have a maximum of two (2) sides not in excess of twenty (20) square feet per side.
  - f. Not more than one such sign shall be placed along a single road frontage of any property in single and separate ownership, provided that not more than 2 such signs may be permitted in any single development.
  - g. A permit for the erection, construction, or maintenance of the sign shall expire within one year.
3. Temporary Signs for Non-Profit Activities or Events, Fund Raising Public Service Events provided:
- a. No such sign shall have a display area exceeding thirty two (32) square feet per face, with a maximum of two (2) faces.
  - b. All such signs shall set back a minimum of ten (10) feet from any street right-of-way or adjoining property line and conform to Section 23.08 regarding Clear view Zone requirements.
  - c. No such sign shall exceed five (5) feet in height.
  - d. No such sign shall be internally illuminated.
  - e. No more than one (1) sign may be displayed per road frontage of the subject premises.

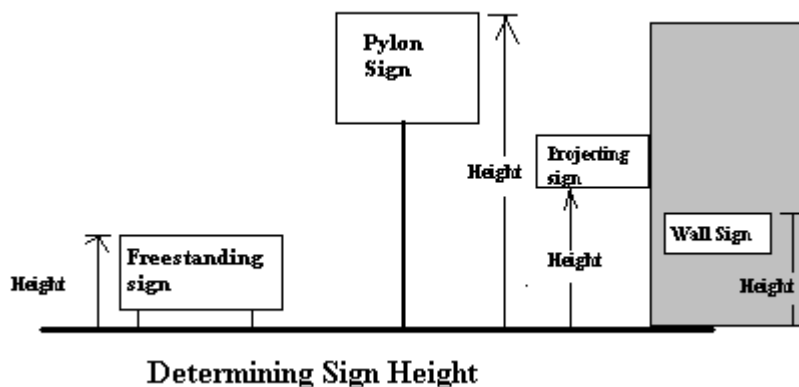
- f. Use of such signs shall be limited to a period of sixty (60) days.
4. Temporary Special Message Signs for the Display of Special Messages or promotions (Only in non-Residential Districts) provided:
- a. Such signage shall include banners or changeable copy signs.
  - b. No such sign shall have a display area exceeding thirty-two (32) square feet per face, with a maximum of two faces.
  - c. All such signs shall set back a minimum of ten (10) feet from any street right-of-way or adjoining property line and conform to Section 24.09 regarding Clear view Zone requirements.
  - d. No such sign shall exceed five (5) feet in height.
  - e. No such sign shall be internally illuminated.
  - f. No more than one (2) sign(s) may be displayed per road frontage of the subject premises.
  - g. Use of such sign shall be limited to three (3) display periods, not exceeding ten (10) days per period during each calendar year.
5. Temporary Signage for Grand Openings (Only in non-Residential Districts) provided:
- a. Permitted signage includes banners, pennants and balloons.
  - b. Banners shall not exceed thirty-two (32) square feet per face. No more than two banners shall be permitted
  - c. A cold air balloon must be securely fastened to the ground or building. At no time can it interfere with driver or pedestrian safety.
  - d. All such signs shall set back a minimum of ten (10) feet from any street right-of-way or adjoining property line and conform to Section 24.09 regarding Clear view Zone requirements.
  - e. No such sign shall be illuminated.
  - f. The Grand Opening must be specific to the site
  - g. Signage for a Grand Opening may be displayed for not more than seven (7) days.

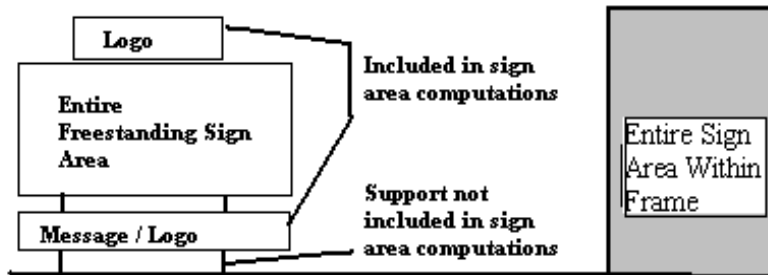
## 24.19 SIGNS IN VIOLATION

- A. Any sign or device located within a public right-of-way shall be deemed a public nuisance and can be removed by the Zoning Inspector.
- B. Any permanent sign or device in violation of this Resolution shall be deemed a public nuisance and the Zoning Inspector shall give thirty (30) days notice by registered mail, certified mail or hand delivery to the owner or lessee of the land such sign is erected upon, to remove such sign or device.
- C. Any temporary sign in violation of this Resolution shall be deemed a public nuisance and the Zoning Inspector shall be given twenty-four (24) hour notice by registered mail, certified mail or hand delivery to the owner or lessee of the land such sign is erected upon, to remove such sign or device.
- D. If any such sign or device has not been removed on or before the expiration of the time limits as stated in this section, following receipt of said notice, it shall be deemed a violation of this Chapter and the Zoning Inspector shall take the appropriate action necessary for removal of the sign or device, or the correction of the violation.

## EXHIBIT “A”

### Chapter 24, Signs





**Determining Sign Area**

## Exhibit B

### Signage Requirements by Zoning District - Chapter 24 Signs

Zoning District	Classification	Maximum Area Square Feet	Maximum Height Feet	Minimum Setback Feet	Maximum # Signs	Code Section
R-1, R-2, R-3, R-4 A, R-PUD	Subdivision	25	5	10	1	24.10
	Real Estate	6	4	15	1	24.18
	Institutional	32	5	10	1	24.10
	Agricultural District	6	5	10	1	24.10
B-1 Single Tenant	Freestanding - Ground	30	5	10	1	24.11*
	Wall Sign	1/linear foot of building frontage			1	24.11
	Projecting Sign	3	7.5			24.11
B-1	Freestanding - ground	60	8	10	1	24.11

<b>Multi-Tenant</b>	Wall Sign	1/linear foot of tenant frontage			1per tenant	24.11
	Projecting Sign	3	7.5			24.11
<b>B-2 25,000 sf bldg or less</b>	Freestanding - Ground	50	6	10	1	24.11
	Wall Sign	1linear foot of building frontage			1	24.11
					multi tenant - 1/tenant	24.11*
	Plaque	3			1 - upper floor tenants	24.11*
<b>B-2 25,001-100,000 sf</b>	Freestanding - Ground	60	8	10	1per entrance	24.11
	Freestanding - Pole	50	20	10	1	24.11
	Wall	1/linear foot of building frontage			single tenant -2	24.11*
					Multi tenant - 1/tenant	24.11
	Plaque	3			1 - upper floor tenants	24.11*
<b>B-2 over 100,001 sf</b>	Freestanding - Ground	80	10	10	1 per entrance	24.11
	Freestanding - Pole	75	30	10	1	24.11
	Wall	1/linear foot of building frontage			single tenant -2	24.11*
					Multi tenant - 1/tenant	24.11
	Plaque	3			1 - upper floor tenants	24.11*
<b>I, O, MU Single Tenant</b>	Freestanding - Ground	30	5	10	1	24.12
	Freestanding - Pole	n/a	n/a	n/a	n/a	24.12
	Wall	1.5/linear foot of building frontage max - 100			1	24.12
	Projecting Sign	3	7.5			
<b>I, O, MU Multi Tenant</b>	Freestanding - Ground	30	5	10	1	24.12
	Freestanding - Pole	n/a	n/a	n/a	n/a	24.12
	Wall	1.5/linear foot of building frontage max - 60			1	24.12
	Projecting Sign	3	7.5			
<b>A, B-1, B-2, I</b>	Off Premise Signs	100	30	100	1 sign - 1,800 feet spacing between signs	24.17*
<b>B-1, B-2, O-1, I</b>	Directional	4	4	10	2 per entrance	24.16*
	Incidental/information	1	n/a		n/a	24.16*
	Menu Boards	10	5	n/a	1 - in addition to allowable signage	24.16*
<b>Planned Business</b>						
<b>Park O-1 I</b>	Directional	20	5	5	1 per street intersection	24.12*

**\* See Additional Requirements in appropriate sections of Chapter 24**

Effective June 22, 2006